

ORDINANCE NO. BL2019-1611

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from R8 to SP zoning for properties located at 1014 B and 1018 West Trinity Lane, and for portions of properties located at 948 B Youngs Lane, Youngs Lane (unnumbered), and 1014 C and 1014 D West Trinity Lane, 700 feet west of Old Buena Vista Road (approximately 5.31 acres), to permit a mixed-use development with 117 multi-family residential units and 24,000 square feet of non-residential uses, all of which is described herein (Proposal No. 2018SP-082-001).

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Title 17 of the Code of Laws of The Metropolitan Government of Nashville and Davidson County, is hereby amended by changing the Official Zoning Map for Metropolitan Nashville and Davidson County, which is made a part of Title 17 by reference, as follows:

By changing from R8 to SP zoning for properties located at 1014 B and 1018 West Trinity Lane, and for portions of properties located at 948 B Youngs Lane, Youngs Lane (unnumbered), and 1014 C and 1014 D West Trinity Lane, 700 feet west of Old Buena Vista Road (approximately 5.31 acres), to permit a mixed-use development with 117 multi-family residential units and 24,000 square feet of non-residential uses, being on various Property Parcels Nos. as designated on Map 070-07 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the plan that was duly considered by the Metropolitan Planning Commission, and which is on file with the Metropolitan Planning Department and Metropolitan Clerk's Department and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on various Property Parcel Nos. as designated on Map 070 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. Be it further enacted, that the uses of this SP shall be limited to a maximum of 117 multi-family units and 24,000 square feet of non-residential uses. Non-residential uses shall be located on Lot B only and shall be limited to all uses of the MUL-A zoning district.

Section 4. Be it further enacted, that the following conditions shall be completed, bonded or satisfied as specifically required:

1. On the corrected copy, modify the Purpose Note: The purpose of this specific plan is to permit a mixed use development with up to 24,000 square feet of non-residential uses and 117 multi-family units. Non-residential uses shall be located on Lot B only and shall be limited to all uses of the MUL-A zoning district.
2. On the corrected copy, updated the Lot B Proposed Uses and B1 building area in the Site Data Table: Multi-family and 24,000 square feet of non-residential uses. Non-residential uses shall be limited to all uses of the MUL-A zoning district.
3. On the corrected copy, update the fallback zoning to MUL-A.
4. On the corrected copy, clarify the maximum height of Lot C is 40 feet, measured to the highest point of the roof.
5. On the corrected copy, modify Note #22: Corner units with street frontage shall include facades with porches and additional glazing to address both streets.
6. Building A1 shall include front entries to W. Trinity Lane and Road C. Building A2 shall include front entries to Road C.
7. Any areas of exposed foundation above a height of 36 inches for residential structures will require additional screening to be reviewed with the final site plan.
8. Common areas located around the periphery of the Lots may require additional screening to be reviewed with the final site plan.
9. Areas reserved for bioretention and stormwater management shall be designed as an amenity in addition to their other functions, including any stormwater treatment areas located within the common space fronting public streets.
10. Areas of right-of-way dedication shall be identified on the final site plan in accordance with the MCSP and local street requirements.
11. With the submittal of the final site plan, provide architectural elevations complying with all architectural standards outlined on the Preliminary SP for review and approval.
12. The final site plan shall comply with Metro Zoning Code Parking requirements. Final parking counts will be determined with the final SP, per the Metro Zoning Code requirements, which may affect the final unit count.
13. The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
14. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
15. The final site plan shall label all internal driveways as "Private Driveways". A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
16. Comply with all conditions and requirements of Stormwater, Water Services, and Public Works.

17. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Section 5. Be it further enacted, a corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.

Section 6. Be it further enacted, minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

Section 7. Be it further enacted, if a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the MUL-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

Section 8. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

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Councilmember DeCosta Hastings